# WARRANTY DEED

TAHIRA J. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 26, 2009

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Patsy Anthony | Patsy Anthony | ~~53-08-20-108.00/9.00~~ |
| (NAME) | (NAME) | 053080 10800 |
| 401 28th Street | 401 28th St. | 053080 10900 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, Tennessee 37138 | Old Hickory, TN 37138 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joe E. Kinzer, Jr. and Carolyn K. Biggers, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Patsy Anthony, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Lot No 6:

Being Lot No.6, Block 21, Dabbs and Elliott Subdivision, as per plan of said subdivision, recorded in Book 547, Page 127, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet on the westerly side of 28th Street and runs back between parallel lines a distance of 144 feet to a 10- foot alley in the rear.

Lot No. 7:

Being Lot No.7, Block 21, Dabbs and Elliott Subdivision, as per plan of said subdivision, recorded in Book 547, Page 127, Register's Office for Davidson County, Tennessee. Said Lot No. 7 fronts 50 feet on the westerly side of 28th Street and runs back between parallel lines 144 feet to a 10- foot alley in the rear.

Being the same property conveyed to Joe E. Kinzer, Jr. and Carolyn K. Biggers by Deed from Margaret L. Kinzer, a single person dated 06/28/90 and recorded 7/10/90 in Book 8149, Page 83, said Register's Office.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) None found of record

unimproved ☐

This is improved ☒ property, known as 401 28th St., Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Davidson County DEEDWARR
Recvd: 10/23/06 11:19 2 pgs
Fees:13.00 Taxes:394.05
20061023-0131053

Witness our hands this 4th day of October, 2006.

Joe E. Kinzer Jr.

Carolyn K. Biggers

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Joe E. Kinzer, Jr. and Carolyn K. Biggers, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 7th day of October, 2006.

Commission expires:

**NINA FINKE**
Notary Public, Cobb County, Georgia
My Commission Expires Mar. 21, 2009

NINA FINKE NOTARY PUBLIC COBB CO., GEORGIA

Notary Public